

SNAPSHOT of HOME Program Performance--As of 09/30/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **Fort Worth**

State: **TX**

PJ's Total HOME Allocation Received: **\$44,392,079**

PJ's Size Grouping*: **B**

PJ Since (FY): **1992**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
Program Progress:				PJs in State:	38		
% of Funds Committed	93.67 %	92.97 %	15	94.94 %	42	40	
% of Funds Disbursed	78.25 %	82.82 %	27	84.35 %	13	19	
Leveraging Ratio for Rental Activities	1.16	3.89	16	4.59	15	19	
% of Completed Rental Disbursements to All Rental Commitments***	65.19 %	81.38 %	31	81.38 %	11	12	
% of Completed CHDO Disbursements to All CHDO Reservations***	39.09 %	57.46 %	30	68.05 %	9	12	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	95.31 %	70.67 %	11	79.65 %	86	82	
% of 0-30% AMI Renters to All Renters***	90.10 %	37.06 %	3	44.76 %	99	97	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	96.07 %	1	94.31 %	100	100	
Overall Ranking:			In State:	19 / 38	Nationally:	33	36
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$11,642	\$13,899		\$25,245	192	Units	8.70 %
Homebuyer Unit	\$9,775	\$9,312		\$14,395	1,769	Units	79.90 %
Homeowner-Rehab Unit	\$28,933	\$29,885		\$20,186	227	Units	10.30 %
TBRA Unit	\$2,766	\$3,715		\$3,142	26	Units	1.20 %

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (57 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (194 PJs)

C = PJ's Annual Allocation is less than \$1 million (297 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Fort Worth TX

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

PJ:
State:*
National:**

Rental

Homebuyer

Homeowner

\$18,325
\$49,529
\$88,539

\$67,705
\$58,417
\$71,594

\$31,091
\$32,549
\$22,853

CHDO Operating Expenses:
(% of allocation)

PJ: 3.8 %
National Avg: 1.1 %

R.S. Means Cost Index: 0.82

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	24.0	17.6	18.9	0.0
Black/African American:	59.9	44.5	54.6	100.0
Asian:	0.5	0.6	0.0	0.0
American Indian/Alaska Native:	1.0	0.2	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.1	0.0	0.0
Asian and White:	0.0	0.1	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.1	0.0	0.0
Other Multi Racial:	0.5	0.1	0.0	0.0
Asian/Pacific Islander:	0.0	0.2	0.0	0.0

ETHNICITY:

Hispanic	14.1	36.5	26.4	0.0
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HOUSEHOLD SIZE:

1 Person:	37.0	18.0	40.1	0.0
2 Persons:	18.8	21.8	29.5	34.6
3 Persons:	19.3	24.8	14.1	34.6
4 Persons:	13.0	18.4	7.9	26.9
5 Persons:	8.3	10.7	4.8	3.8
6 Persons:	3.1	4.3	2.2	0.0
7 Persons:	0.0	1.0	0.4	0.0
8 or more Persons:	0.5	1.1	0.9	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	41.7	21.4	36.6	0.0
Elderly:	1.0	2.6	35.2	0.0
Related/Single Parent:	34.4	32.7	4.4	96.2
Related/Two Parent:	13.5	38.5	20.3	3.8
Other:	9.4	4.8	3.5	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	32.3	0.0 [#]
HOME TBRA:	0.0	
Other:	51.0	
No Assistance:	16.7	

of Section 504 Compliant Units / Completed Units Since 2001 99

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

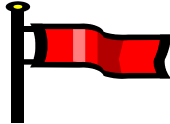
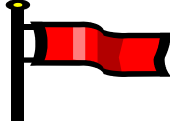
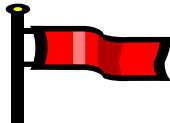
Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



HOME PROGRAM SNAPSHOT WORKSHEET - RED FLAG INDICATORS

Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Fort Worth **State:** TX **Group Rank:** 33
State Rank: 19 / 38 PJs **(Percentile)**
Summary: 3 / **Of the 5 Indicators are Red Flags** **Overall Rank:** 36
(Percentile)

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.00%	65.19	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.30%	39.09	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	95.31	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 89.50%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.060	3.13	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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